

TRANSFER  
TAX  
PAID

## QUITCLAIM DEED WITHOUT COVENANT

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KNOW ALL BY THESE PRESENTS, that PEOPLES HERITAGE SAVINGS BANK, a Corporation organized and existing under the laws of the State of Maine and having a place of business at One Portland Square in the City of Portland, County of Cumberland, and State of Maine, for consideration paid, sells, grants, conveys, and forever releases to COMMERCIAL FEDERAL BANK, whose mailing address is 4501 Dodge Street, 2<sup>nd</sup> Floor, Omaha, NE 68132, the real estate in the City of Waterville, County of Kennebec, and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situate on the corner of Columbia Road and Central Avenue in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Starting at a pin located at the intersection of the northerly line of Columbia Road with the easterly line of Central Avenue; thence northerly along easterly line of Central Avenue a distance of seventy-one (71) feet to the southwest corner of land sold to one Larracy; thence to the east along the southerly line of land of said Larracy a distance of approximately one hundred ten (110) feet to the southeast corner of land of said Larracy; thence to the south a distance of seventy (70) feet to a point in the northerly line of Columbia Road which point is one hundred fourteen and fifty-five one hundredths (114.55) feet easterly from the point of beginning; thence to the west along the northerly line of Columbia Road a distance of one hundred fourteen and fifty-five one hundredths (114.55) feet to the point of beginning.

The above described premises are subject to the following restrictions which are to run with the land, to wit:

1. No building other than a private dwelling house for not over two-family occupancy, together with private garage for use of occupants of house, shall be erected upon said premises.
2. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, that porticoes projecting not over three feet, steps, and windows are to be allowed on said reserved space.
3. No double-decked porches may be built on any house.
4. Said dwelling house and garage shall cost not less than Seven Thousand Five Hundred (\$7,500.00) Dollars.
5. The garage, unless built at part of the house shall be set back at least sixty (60) feet from the line of the street.

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6. No animals of any kind shall be kept on the premises excepting, however, household pets.

7. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Being the same premises conveyed by Gerald E. Scott and Margaret A. Scott to Peoples Heritage Savings Bank by first mortgage deed dated January 26, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4325, Page 103 and a second mortgage dated December 10, 1993 and recorded in said Registry of Deeds in Book 4580, Page 149.

PEOPLES HERITAGE SAVINGS BANK acquired title by virtue of an Order and Judgment of Foreclosure and Sale dated October 27, 1997, entered in Kennebec County Superior Court, Civil Action Docket No. 97-043, against Gerald E. Scott and Margaret A. Scott, Defendants, pursuant to the terms of which, the period of redemption having expired, a public sale was duly held on March 17, 1998, at which Grantor herein was the highest bidder. Having complied with all terms of sale, Grantor was given a deed of even date herewith to be recorded.

IN WITNESS WHEREOF, the said PEOPLES HERITAGE SAVINGS BANK has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Joseph M. Sullivan, Jr., its Mortgage Collections Manager, thereunto duly authorized, this 24 day of March, 1998.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

PEOPLES HERITAGE SAVINGS BANK

Katherine Anne Somers

By: Joseph M. Sullivan, Jr.  
Its Mortgage Collections Manager

STATE OF MAINE  
CUMBERLAND, SS.

March 24, 1998

Then personally appeared the above-named Joseph M. Sullivan, Jr., Mortgage Collections Manager of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Kathy L. Perkins  
Notary Public/Attorney at Law  
Printed Name: \_\_\_\_\_



RECEIVED KENNEBEC SS.

1998 APR -1 AM 9:00

ATTEST: Kathleen Rose Mann  
REGISTER OF DEEDS

Kathy L. Perkins, Notary Public  
State of Maine  
My Commission Expires 12/17/99